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NATIONAL CENTER OF
AFRO-AMERICAN ARTISTS, INC.

Roxbury
N277
1988

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NATIONAL CENTER OF AFRO-AMERICAN ARTISTS, INC.

ELMA LEWIS, Artistic Director

INSTITUTIONAL DEVELOPMENT PLAN

The National Center of Afro-American Artists (NCAAA) has embarked upon an inspiring venture to finance capital improvements for its facilities and to establish an endowment fund for its operations. This institutional development plan envisions the rehabilitation of the Elma Lewis School of Fine Arts, the restoration of the Museum of the NCAAA, the reconstruction of the Playhouse in the Park, and, the construction of a new Performing Arts Center.

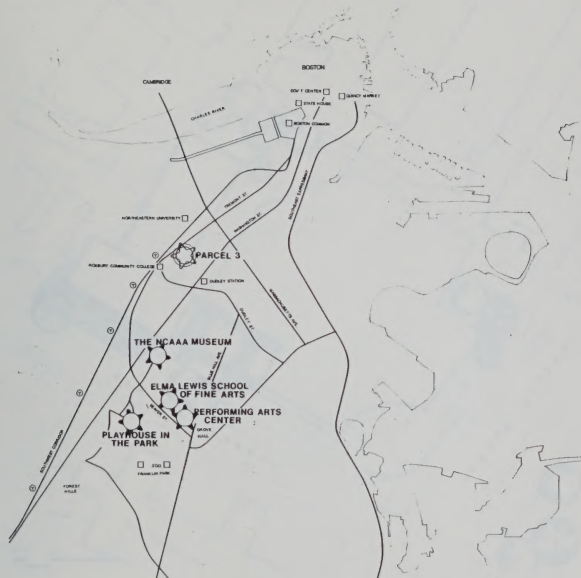
The City of Boston has initiated a Cultural Institution Development Linkage Program for the major cultural institutions of Boston. Under this program, the Boston Redevelopment Authority (BRA) has identified Parcel 3, a six acre site at Tremont and Whittier Streets in Roxbury, as the first potential source of NCAAA linkage funds. In addition, the Commonwealth of Massachusetts through the Roxbury Heritage State Park Program has allocated \$4 million toward NCAAA facility capital improvements.

Highlights of the NCAAA consultants' preliminary feasibility studies for redevelopment of the institution's facilities and Parcel 3 are presented in the attached materials.

If you would like additional information regarding this important endeavor, please contact the NCAAA development Consultant, Jacquelyn Hall at (617) 731-0261.

April 1988

LOCATION



SCHOOL



PERFORMANCE



MUSEUM

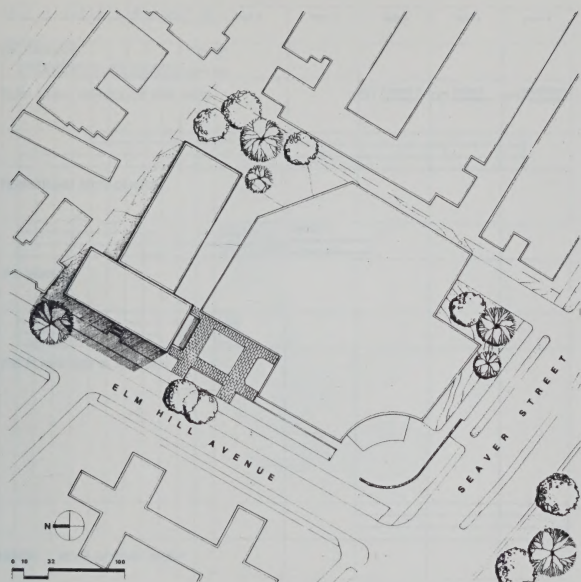


PLAYHOUSE

The N C A A A is an institution dedicated to the preservation and dissemination of the world's black cultural presence. It provides spiritual, emotional and intellectual nourishment. This enlarges the common culture of all mankind. To initiate such an effort, presupposes a constantly evolving institution with many specialized components.

NATIONAL CENTER OF AFRO-AMERICAN ARTISTS

STULL AND LEE, ARCHITECTS & PLANNERS

**OFFICE WING - PHASE I** 12,650 sf**FIRST FLOOR-OFFICES AND LOBBIES** 5,500 sf

Reception Lounge
 Director's Office
 Executive Assistant/Registrar
 Counsel Office
 Conference Room
 Repairs Room
 School Lobby
 Tutor Rooms
 Offices
 Auditorium Lobby
 Towel & Coat Room
 Records Room

SECOND FLOOR-AUDITORIUM, STAGE AND LOBBY 5,500 sf

General
 Sub-stage Dressing Rooms
 Stage Area
 Auditorium
 Lobby

THIRD FLOOR-AUDITORIUM, BALCONY AND LOBBY 1,650 sf

Balcony

STUDIO WING - PHASE II 21,750 sf**BASEMENT FLOOR-COSTUME, MUSIC AND CAFETERIA** 7,250 sf

General Repairs
 Costuming
 Dressing Rooms
 Laundry Room
 Costume Storage & Office
 Office
 Music Studio
 Practice Rooms
 Food Service
 Kitchen
 Delineating
 Office Area
 Photography Studio & Darkroom
 Corridor

FIRST FLOOR-PHOTOGRAPHY, LIBRARY AND PERFORMING ARTS 7,250 sf


Photography Studio
 Dance Studio
 Dressing Rooms
 Studio
 Library
 Office
 Tutor Rooms

SECOND FLOOR-VISUAL AND PERFORMING ARTS 7,250 sf

Studio
 Dressing Room/Tutor Rooms

NATIONAL CENTER OF AFRO-AMERICAN ARTISTS

SL STULL AND LEE, ARCHITECTS & PLANNERS



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SCHEDULE OF FACILITY DEVELOPMENT

DEVELOPMENT BUDGET

1	2	3	4	5	6	7	8	9	10	11	12	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6
MO	MO	MO	MO	MO	MO	MO	MO	MO	MO	MO	MO					
OFFICE WING																
STUDIO WING																
ELMA LEWIS SCHOOL OF FINE ARTS																
PERFORMING ARTS CENTER																
THE MUSEUM																
THE PLAYHOUSE IN THE PARK																
PARCEL 3 DEVELOPMENT STUDY																

CONSTRUCTION COST \$3,838,712

OFFICE WING \$1,482,928

STUDIO WING \$2,094,788

SITE IMPROVEMENTS \$26,000

INDIRECT COST \$363,910

PERMITS (1%) \$38,100

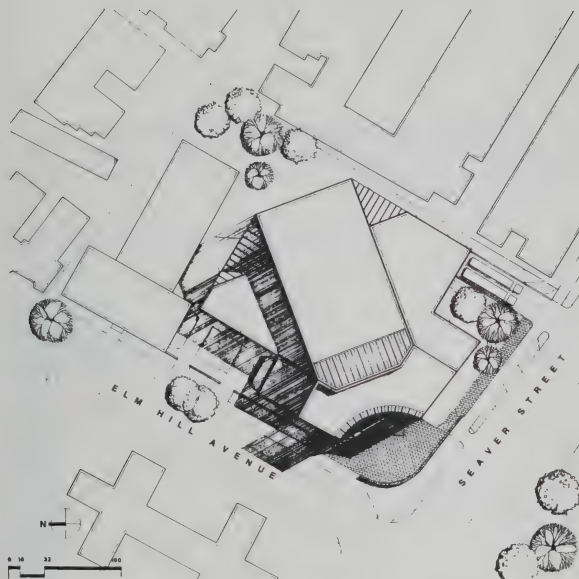
A/E FEES (1%) \$381,710

LEGAL & ORG. (2%) \$73,990

TOTAL DEVELOPMENT COST \$4,002,622

NATIONAL CENTER OF AFRO-AMERICAN ARTISTS

STULL AND LEE, ARCHITECTS & PLANNERS



PERFORMANCE HALL 50,000 sf

THEATRE 75,368 sf

Seating
Orchestra
Trap Room
Stage Wings

FRONT OF THE HOUSE 7,800 sf

Box Office
Lobby
Gift Room
Liner Rooms
Custodian
Concessions
House Manager
Lounge
Patron Room

BACKSTAGE 18,800 sf

Prop Shop
Wardrobe/Laundry
Dressing Rooms
Electrician
Technical Director
Artistic Director
Public Relations
Marketing Director
Administrator's Office
Dance
Rehearsal
Trunk Room
Instrument Storage
General Storage
Star Dressing
Chorus Dressing
Chorus Towels & Showers
Green Room
Off Stage Rest
Crew Room
Jewelry Closet
Band/Conference Room

BACK OF THE HOUSE 1,000 sf

Projection & Follow Spot
Lighting Control
Sound & Record
Towel

RECEPTION HALL 28,000 sf

THE HALL 35,000 sf

LOBBY 2,740 sf

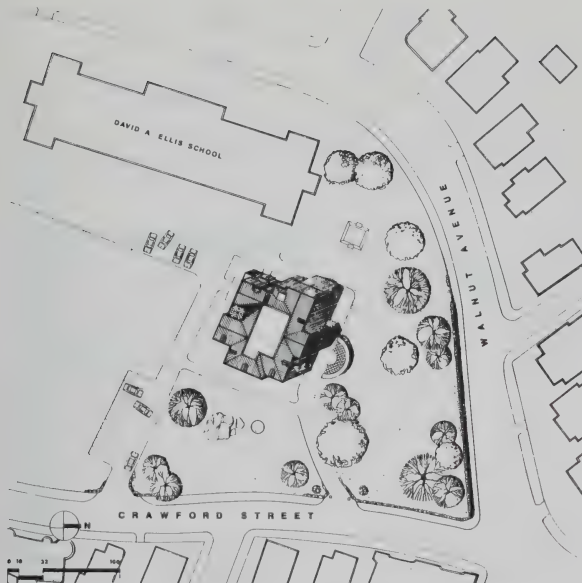
Reception
Gift Room
Liner Rooms

SUPPORT 300 sf

Caterer's Kitchen
Storage
Custodian

NATIONAL CENTER OF AFRO-AMERICAN ARTISTS

STULL AND LEE, ARCHITECTS & PLANNERS



EMERGENCY CONSTRUCTIVE REPAIRS

Roofing
Recessing
Shoring

INTERIOR IMPROVEMENTS 12,200 sf

BASEMENT FLOOR 5,100 sf

Office
Photo Workshop / Slide Storage
Computer Room
Kitchen Area
Workshop
Baker Room / Storage & Receiving
Tool Room
Collection / Object Storage
Corridor / Public Circulation

FIRST FLOOR 4,800 sf

Galleries
Gift Shop
Reception Hall

SECOND FLOOR 4,850 sf

Galleries
Grand Ball Hall

THIRD FLOOR 4,850 sf

Instructional
Slide Library
Office
Conference Room
Grand Ball Hall

ATTIC FLOOR 3,300 sf

EXTERIOR IMPROVEMENTS 71,600 sf

GROUNDS 48,650 sf

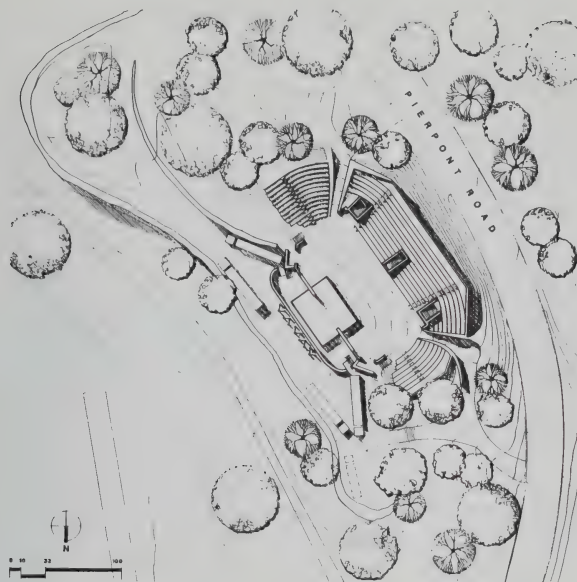
Pathway
Existing Gates
On-site Parking
Attendee's Station
Lighting
Signs and Banners
Paving
Underground Electrical Service
Walkways and Circulation Paths
Border Fencing
Screening

BUILDING 34,850 sf

Roofing/Refurbishing
Scene Perspectives
Stone Steps
Entrance Doors
Iron Gates
Recessed Stairways
Staircases
Fenestration

NATIONAL CENTER OF AFRO-AMERICAN ARTISTS

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**OPEN AIR THEATRE****STAGE**

Platform

Staging, Flats and Flooring

PROSCENIUM EXTENSION**BACKDROP**

Flat and Panel

Rubble Stoneworks

Terrace Seating

Terrace Walls with Steps

EXCAVATION

Within Lodge Ruins Foundation

EARTHWORK, GRADING**PLANTING / SODDING****BACKSTAGE****TRAILER**

Performer Dressing Rooms

Administrative / Security Office

Lighting / Sound Equipment with

Technicians

Parking Location Pods

Utility Hook-Ups

Portable Toilets

STORAGE

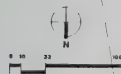
On Site Under Stage

Trailer Off-Site

BACK OF THE HOUSE

Removable Lighting - Stage and Grounds

Light and Sound Control

**NATIONAL CENTER OF AFRO-AMERICAN ARTISTS**

JL STULL AND LEE, ARCHITECTS & PLANNERS

PARCEL 3 DEVELOPMENT STUDY

PROGRAM SUMMARY



PHASE I 394,000 sf

OFFICE USE 365,000 sf

RETAIL USE 31,000 sf

SURFACE PARKING 430 VEHICLES

PHASE II 304,000 sf

OFFICE USE 284,000 sf

PARKING STRUCTURE 540,000 sf

430 VEHICLES

TOTAL PHASE I & II 800,000 sf

The City of Boston's Cultural Institution Development Linkage Program is being used to provide new facilities for the Boston Shakespeare Company, the Institute of Contemporary Art and the Boston Opera Company. Through this linkage program, the National Center of Afro-American Artists will be designated co-developer for redevelopment of publicly owned land. The NCAAA has identified Parcel 3, a six acre site in Roxbury, as an initial source of linkage funds to facilitate the NCAAA Facilities Improvement Plan.

There are three potential sources of linkage funds available to the NCAAA from Parcel 3 Development:

1. Negotiated land payment to the NCAAA as co-developer of approximately \$3 Million.
2. Direct capital contribution to the NCAAA of approximately \$1.4 Million.
3. Negotiated NCAAA share in future project income of approximately \$2 Million.

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N277
1988

AUTHOR

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TITLE

DATE
LOANED

BORROWER'S NAME

